

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

7A COSMOS STREET GLENROY VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Glenroy

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Cotality

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 1/62 WIDFORD STREET GLENROY VIC 3046 | \$710,222 | 22-May-25 |
| 1/11 LYONS STREET GLENROY VIC 3046   | \$647,000 | 21-Jun-25 |
| 1/17 GLENROY ROAD GLENROY VIC 3046   | \$681,000 | 09-Aug-25 |

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

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1/62 WIDFORD STREET GLENROY  
VIC 3046

Sold Price

710222 Sold Date 22-May-25

 3  1  2

Distance 1.25km



1/11 LYONS STREET GLENROY VIC  
3046

Sold Price

647000 Sold Date 21-Jun-25

 3  1  1

Distance 0.69km



1/17 GLENROY ROAD GLENROY  
VIC 3046

Sold Price

681000 Sold Date 09-Aug-25

 3  1  2

Distance 0.14km

RS = Recent sale UN = Undisclosed Sale

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